



TURKEY DRAW RANCH

647 ± ACRES | BEE COUNTY, BERCLAIR, TX | \$2,329,200

REPUBLIC  RANCHES^{LLC}
Our Legacy is in the Land

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★ 774 +/- Acres

★ Bee County

★ Located 3 miles south of Berclair

★ Exterior fences are in good condition

★ Deer, turkey, dove, quail

★ Protein and hanging feeders



What an address! The Turkey Draw Ranch is located just south of Hwy. 59 just past Berclair. The ranch is mostly covered in brush with several creek drainages and is loaded with game. Deer, turkey, quail and dove are all abundant in this area and have been managed on this family owned and hunted ranch for the past 20 years. Along with the thick brush, there are tremendous live oaks, elms and hackberries along the creeks.

Location: The ranch is located three miles south of Berclair and eleven miles north east of Beeville with the entrance being two miles south of 59, on Cobb Webb Road.

Habitat: The Turkey Draw Ranch is located in the South Texas Brushland and is primarily mixed brush and mesquites and weesatche with gently rolling terrain. All of the soils in this area are sandy or sandy clay loam, which are key to providing exceptional wildlife habitat. The creek bottom running along the northern portion of the property has huge stands of various hardwoods and large oaks also are found throughout the property. While the majority of the property is mixed heavy brush, there is a good understory of strong native grasses.

Wildlife: The Turkey Draw Ranch is maintained with whitetails and bobwhite quail in mind. The entire ranch is well suited to maximize both grazing and recreational hunting habitat. It has been owned by the same family for decades and only hunted by the family. Deer hunting is excellent with native brush to provide great cover and food resources for white-tailed deer. A seasonal creek, shrouded by large oaks and hanging Spanish moss, crosses the north west corner of the property, creating great areas of cover. With the abundance of forage and habitat, this low fenced ranch has produced 150 to 160 inch deer. Bobwhite quail populations remain strong with limited hunting pressure and brush management via quail strips on the southern portion of the ranch. Populations of turkey are a common sight on the ranch and the creek bottoms provide multiple roosts. Dove hunting on the ranch is supported by 4 small ponds and much of the adjacent property is in agriculture attracting thousands of doves to this area. Ponds are kept well mowed to make it ideal for classic tank hunting and larger mesquites are left in place around these ponds to make for landing areas.

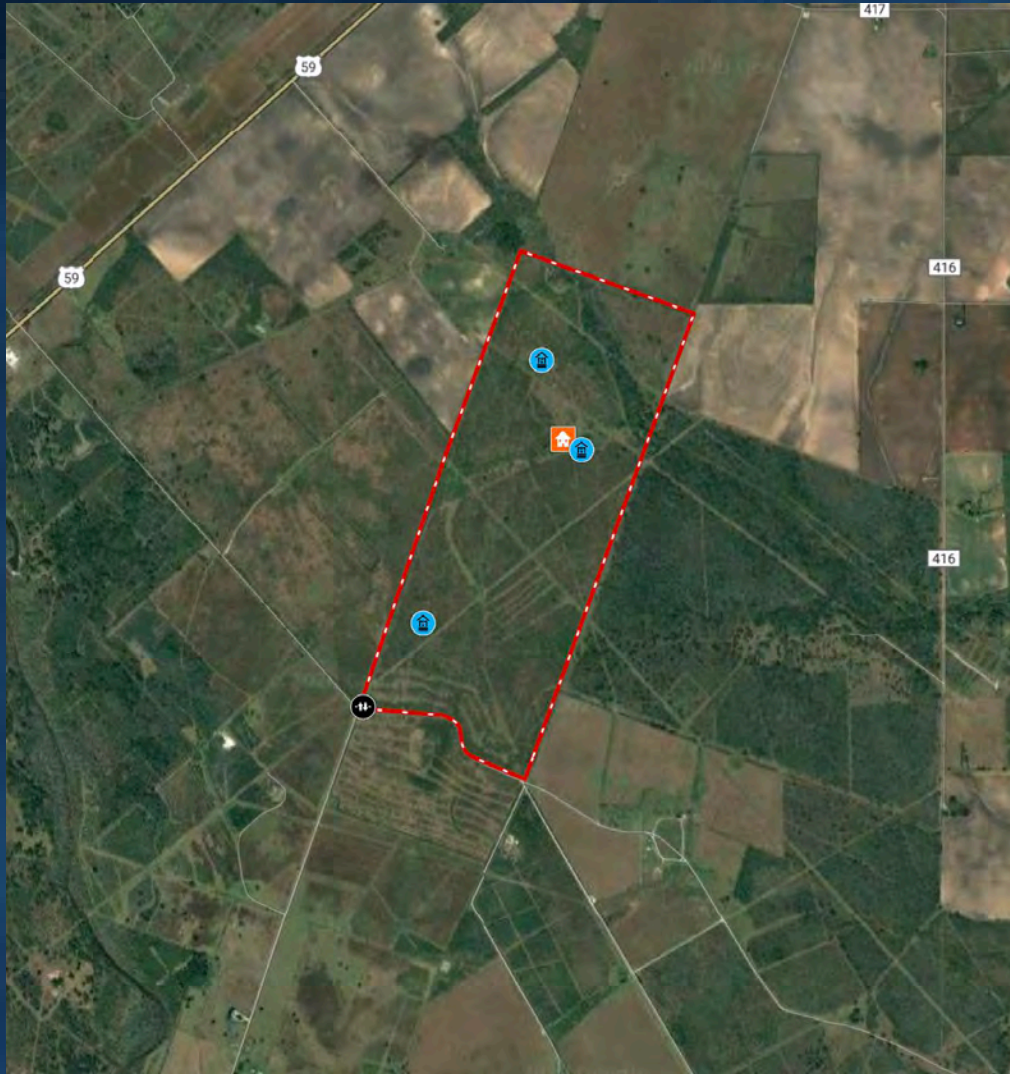
Improvements: Towards the back of the property, a 3 bed 2 bath mobile home with porch and firepit sits within a 1.2 acre fenced in yard. A barn and fuel tank is located behind the home. Protein and hanging feeders are located throughout the ranch and the exterior fences are in good condition.

Water: This ranch sits over a very good aquifer and has excellent shallow groundwater. There are 5 ponds on the ranch, four of which are serviced by an individual water well. A seasonal creek crosses the north east corner, providing ideal cover for wildlife and generally holds water in spots year round. Three of the water wells are serviced via solar panels while the fourth well at the hunting cabin is electric.

Other: The ranch is split by Cobb Webb Road, with 127 +/- acres and one water well on the south side of the road and 646 acres with three wells and the improvements on the north side.

Electricity: Electricity is brought to the main compound on the ranch and is found in several areas for easy access.

MAPS



The information contained herein has been gathered from sources deemed reliable; however, Republic Ranches, LLC and its principals, members, officers, associates, agents and employees cannot guarantee the accuracy of such information. The information contained herein is subject to changes, errors, omissions, prior sale, withdrawal of property from the market without prior notice, and approval of purchase by owner. Prospective buyers should verify all information to their satisfaction. No representation is made as to the possible value of this investment or type of use, and prospective buyers are urged to consult with their tax and legal advisors before making a final determination.

Real Estate buyers are hereby notified that real properties and its rights and amenities in the States of Texas; Oklahoma; and New Mexico are subject to many forces and impacts whether natural, those caused by man, or otherwise; including, but not limited to, drought or other weather related events, disease (e.g. Oak Wilt or Anthrax), invasive species, illegal trespassing, previous owner actions, neighbor actions and government actions. Prospective buyers of Texas real estate, New Mexico real estate or Oklahoma real estate should investigate any concerns regarding a specific real property to their satisfaction.

When buying investment property the buyer's agent, if applicable, must be identified on first contact and must be present at initial showing of the property listing to the prospective real estate investor in order to participate in real estate commission. If this condition is not met, fee participation will be at sole discretion of Republic Ranches, LLC.



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be supervised by a broker to perform any services and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

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- **AS AGENT OR SUBAGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. A subagent represents the owner, not the buyer, through an agreement with the owner's broker. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.
- **AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.
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 - Must treat all parties to the transaction impartially and fairly;
 - May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
 - Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

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- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Buyer/Tenant/Seller/Landlord Initials

Date

